



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Lex Traugher, Senior Planner

Date: December 3, 2015

Re: University Historic District Reconnaissance Level Survey (RLS) Update

Purpose

The University Historic District survey was last updated 20 years ago in 1995. Because of the age of the survey and changes that have taken place in the District, Beatrice Lufkin was contracted by Salt Lake City to perform a reconnaissance level architectural and historic resource investigation of the properties located in the University Historic District for the purpose of updating the 1995 historic resource survey. The University Historic District is roughly bound by properties located just south of South Temple Street to 500 South, and 1100 East to 1300 East. A map of the area is attached as well as the photo sheets of all the buildings surveyed in the District.

Having accurate survey information is critical to the administration of local historic districts. The City uses these surveys to determine the process for the issuance of a Certificate of Appropriateness (COA) based on a property's rating of contributing or non-contributing in any given local historic district. If a property is rated as contributing, the standards for the issuance of a Certificate of Appropriateness in Section 21A.34.020(G) of the Zoning Ordinance are used to evaluate a given proposal. If a property is rated as non-contributing or out of period, the standards for the issuance of a Certificate of Appropriateness in Section 21A.34.020(H) of the Zoning Ordinance are used to evaluate a given proposal.

At this time, the Planning Division is requesting that the Historic Landmark Commission hold a public hearing, review and accept the updated 2015 University Historic District reconnaissance level survey.

Recommendation

Based upon a review of the 2015 University Historic District reconnaissance level survey, Planning Staff recommends the Historic Landmark Commission accept the survey. If there are discrepancies or if a property owner chooses to challenge the assigned rating of a building, the Historic Landmark Commission may want to table a decision pending further review.

Motion

Based on the information presented in the updated 2015 University District reconnaissance level survey as well as Planning Staff recommendation, I move that the Historic Landmark Commission accept the survey as presented.

Building Surveys

Maintaining a statewide inventory of Utah's historic and archaeological properties is one of the responsibilities of the State Historic Preservation Office (SHPO) as mandated by the National Historic Preservation Act of 1966, as amended. The surveys that contribute to this inventory provide important support to citizens, local government and federal agencies for identifying and protecting Utah's historic and cultural resources. The information gained from documenting historic resources forms the foundation for integrating historic preservation into planning. It is most useful for quickly analyzing opportunities and constraints for future development as part of a larger planning effort.

Survey methodology varies depending on the level of survey. A reconnaissance level survey is a broad-brush look at a study area to indicate what is potentially historic, what is not historic, and what needs additional study to make a determination of historical significance. It is designed for dealing with large groups of buildings in a given area that appear to be eligible for listing in the National Register of Historic Places.

A research design is prepared that states the objectives of the survey (identifying National Register eligible properties, for example), serves as a preliminary outline of the project and provides sources of research. Fieldwork involves the physical collection of data and photographs are taken of each surveyed resource. Their location is noted on a map that includes the survey boundary.

Property data is uploaded to the SHPO's data base. Documentation may include information available through public records, like building or water permits. The building's condition is noted, including obvious exterior improvements and alterations, with dates, if known. The survey also records the architectural style, materials and method of construction. The property is also evaluated for potential historical significance, based upon its condition and architectural merit. Finally, the survey report discusses the results of the project. A RLS also provides baseline data for further research and more intensive study. It does not necessarily reveal information about significant persons or historical events associated with documented properties.

A preservation professional must direct all aspects of a historic resource survey. A preservation professional is defined as someone who meets the Secretary of the Interior's Professional Qualifications in architectural history or history as outlined by the federal government in 36 CFR 61. Non-professionals may assist with certain parts of the survey, including historic research, address checking, mapping, photography, dataentry, and word processing. If nonprofessionals are to be utilized, they should be trained in proper survey methods by preservation professionals.

Intensive Level Surveys are prepared for individual properties that include in-depth research. They involve three separate tasks: (1) research on the property and its owner, (2) documentation of the property's physical appearance, and (3) completion of Historic Site Forms.

This survey is supported in part by a Certified Local Government (CLG) grant. The CLG program is administered by the Utah State Historic Preservation Office (SHPO), a division of Utah State History.

Attachments:

- A. University District Map
- B. Photo Sheets

Attachment 1 – University Historic District Map

University Historic District



Attachment 2 – Photo Sheets



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